

INITIAL FIRE SAFETY INSPECTION REPORT

Technical Apparels (Pvt.) Limited

RSC ID: 26161

GPS Coordinates: 22.296996026033646, 91.77371258180946

Plot 01, Sector 7, CEPZ, Chattogram

Other Factories: N/A



Inspected By: Md. Tanvir Rahman

Date: 15-April-2025

Fire Safety Inspection Report

Technical Apparels (Pvt.) Limited)

Address: Plot 01, Sector 7, CEPZ, Chattogram

Introduction:

RSC ID : 26161

Technical Apparels (Pvt.) Limited) complex was surveyed for fire safety on **15-April-2025** by The RSC Inspection Team. The purpose of the survey was to identify significant fire safety issues and to provide recommendations for remediation based on applicable standards specified by the RSC. The scope of this initial fire safety inspection was limited to the review and identification of major fire safety issues. The inspection did not include identification of minor deficiencies, which will be further addressed as part of follow-up inspections.

Limitations

The information in this fire safety inspection report was obtained during a visit to the facility and during interviews with local factory management. It has not been possible to provide independent verification for all the information and data collected, and, therefore, The RSC cannot accept general responsibility for omissions or errors arising from inaccuracies in this report from the information obtained.

The findings and recommendations in this report are not intended to imply, guarantee, ensure or warrant compliance with any government regulations. Additionally, the results do not imply in any way that compliance with the findings or recommendations as stated in this report will eliminate all hazards, risks or exposures or that hazards, risks or exposures not referred to in this report do not exist. Compliance with the findings and recommendations stated in this report does not relieve the factory owner from obligation to comply with specific project requirements, industry standards, or the provisions of any local government regulations.

General Factory Information						
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SL No	Building Name	Building Construction Period	Approval Date & Authority	Occupied	Structure type & Floor area	Construction Category
1	Factory building	Aug-2023 to Mar-2025	8/14/2023 BEPZA	Dec-24	6 storied RCC (G+5) 5th floor partial canteen+ roof. Total area: 66,275 sqft Per Floor : 11,822 sqft	New
2	Security & Fire Pump room	July-2024 to Dec-2024	8/14/2023 BEPZA	Jan-25	Single storied RCC (B+G) Total Area: 1356 sqft per floor 678 sqft	New

Points of contact:

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Findings & Recommendations :

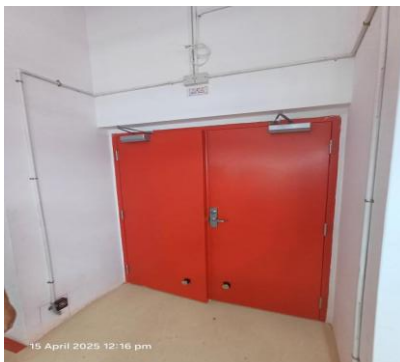
Table 1 summarize the fire safety non-compliant issues identified during the inspection. Recommendations have been provided to address each issue with specific remediation timeline. An implementation schedule shall be developed by the factory to remediate each of the findings. The specific timing of improvements, including any requested extensions due to design / installation constraints, shall be submitted to the RSC for review.

Table-1:

SI No.	Category	Findings	Required Action	Remediation Time Frame
F-1	Fire Rated Construction	Elevator shafts were not separated from the floor area due to non functional fire door. Located: Factory building.	Elevator shaft shall be separated from production area by 2 hours fire rated construction and opening protective. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors.	Within 3 months
				

F-2	Fire Rated Construction	Unsealed penetrations has been observed in the fire rated ceiling assemblies due to plumbing pipe and cable penetration. Location: Factory building.	Seal all penetrations and openings in floor/ceiling assemblies to maintain the fire separation at least by 3-hr. The used sealer shall be 3rd party certified and installation shall be as per manufacturer's datasheet. Or Provide a minimum 2-hr fire rated shaft to separate the utility risers from each floor if required.	Within 3 months
 				
F-3	Fire Rated Construction	The fire pump room is not provided with adequate fire separation from the FACP room due to cable penetration.	Provide fire pump room with 2 hr. rated fire separation when not sprinklered and 1 hr. rated fire separation when provided with automatic sprinklers in accordance with NFPA 20. Or, Physically separate the pump room from the protected building by a minimum of 50 ft. (15.3 m) in accordance with NFPA 20	Within 3 months
				

F-4	Fire Rated Construction	Compressor room was not separated from the other occupancy at ground floor. Location: Factory building.	Separate the compressor by a minimum 1-hr fire-rated construction. Seal and/or protected all openings to maintain the required fire separations.	Within 3 months
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F-5	Means of egress	The exit Stair 1 & 2 were not separated from the other occupancy due to non functional fire door, lift machine room, Ac circuit box. Locations: Factory building.	Stair shall be enclosed with a minimum 2-hr fire-rated construction. Seal all unprotected openings and provide minimum 1.5-hr fire rated doors to separate the exit stairs from work areas and other building spaces on all floor levels. Ensure that the fire doors are self-closing, positive latching and that they are provided with fire exit (panic) hardware where serving production floors. Penetrations into and through an exit enclosure shall be prohibited with the exception of required exit doors, sprinkler piping, standpipes, electrical raceway for fire alarm equipment, and electrical conduit serving the exit enclosure. Electrical circuit box are not allowed in the exit stair enclosure.	Within 3 months
  				

F-6	Means of egress	Width of exit stair 1 &2 were found less than 1.5 m (60 in.) (measured 4 feet 8 inch at Half landing position). Location: Factory building.	Provide minimum clear and unobstructed exit stair widths of 1.5 m(60 in.) in accordance with RSC Technical Guidelines Standard 6.5.6.2.1	Within 3 months
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F-7	Means of egress	Exit Stair-2 discharge path was not separated from the wastage store. Location: Factory building.	Ensure that the passageway is fire rated by 2-hour including protection of unprotected opening by minimum 1.5 hour. An egress court serving as a portion of the exit discharge shall be open to the sky or provided with a fire resistance rated enclosure the same as the exit enclosure. Egress courts less than 3050 mm (10 ft) in width (as measured from the building and the adjacent property line) shall be provided with walls having a 1-hr fire resistance rated construction for a distance of 3050 mm (10 ft) above the floor of the court.	Within 3 months
				

F-8	Means of egress	Building did not have stair designation sign and occupant load signs at required locations. Location: Factory building.	Provide stair designation sign and occupant load at each floor entrance from the stair to the floor in English and Bengali. Signs shall indicate the name of the stair and the floor level. Signs shall be posted adjacent to the door.	Within 1 month
 				
F-9	Means of egress	Handrail height was found less than 34 inch at stair 1 & 2 . (measured 31 inch)	New and interim handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. RSC Technical Guidelines (Standard)- 6.12.1 Open guards shall have intermediate rails or pattern such that a sphere 200 mm (8 in.) in diameter cannot pass through any opening up to a height of 865 mm (34 in.) RSC Technical Guidelines (Standard)- 6.12.2.	Within 3 months

				
F-10	Means of egress	Both side handrail was found missing at substation room exit and security & fire pump room exit and also guard missing at security & fire pump room.	Provide handrails on both sides of the exit stair. Intermediate handrails shall be provided when the stair width exceeds 2.2 m (87 in). New handrails shall have a minimum height of 865 mm (34 in.) and a maximum height of 965 mm (38 in.) as measured from the leading edge of the tread. And the Guard shall have a minimum height of 30 inch.	Within 3 months
				
F-11	Means of egress	Parapets or guards are provided in occupied roof which is less than 1067mm (42 inch). Location: Factory building.	Provide parapets or guards with a minimum height of 1067mm (42 inch.).	Within 1 month



F-12	Means of egress	The evacuation maps are not posted as per floor layout. Location: Factory building.	Updated fire evacuation maps shall be posted at the entrance to each exit stair.	Within 3 months
				

F-13	Means of egress	Aisles was missing in several floor location including the canteen at 5th floor. Location: Factory building.	Aisles shall be provided with a minimum unobstructed clear width of 0.9 m (36 in.).	Within 1 month
 				
F-14	Means of egress	Non compliant sliding door was found at 2nd,3rd floor office area and exit 2 discharge path.	Replace all sliding type doors & gates by the side-hinged swinging type doors. If locks are required for security reasons, utilize special door locking features complying with NFPA 101.	Within 1 month
 				

F-15	Egress Lighting	Exit signs were not installed in all the required area and some exit light were found with less illumination than required at few exits during the inspection. Also, directional signs are found inadequate through the means of egress where direction of the path of travel to an exit has changed. Location: Factory building.	Lighted exit signs shall be placed at entrance to an exit. Additional directional exit signs shall be placed throughout the facility anywhere the continuation of the egress is not obvious. Lighted exit signs shall be provided with either battery backup or uninterruptable power supply systems and shall be continuously illuminated.	Within 3 months
 				
F-16	Egress Lighting	Based on the number and location of emergency lights observed, adequate illumination levels are not anticipated along egress routes at almost all the floor area including the canteen and store area at the ground floor. Location: Factory building.	Test the emergency lighting system on each floor and provide additional emergency fixtures to provide adequate illumination along the means of egress. Provide a minimum illumination of 10 lux at the floor level within exit stairs and exit discharge paths and minimum 2.5 lux along exit access aisles.	Within 1 month
 				

F-17	Egress Lighting ITM	Inspection, testing, and maintenance for the emergency lighting system were not in accordance with The RSC Technical Guidelines (Standard).	Inspect, test and maintain the emergency lighting system in the accordance with The RSC Technical Guidelines (Standard) and keep written records on-site.	Within 3 months
F-18	ITM	Fire drills are not conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0.	Fire drills shall be conducted according to section 13.2 of RSC Technical Guidelines (Standard) ¹ V1.0. Fire drills shall be conducted on a monthly basis as outlined in BNBC 2020 Part 4 Appendix A.	Within 1 month
F-19	ITM	The required no smoking signs are not present in the factory.	Smoking is prohibited in any garment factory building or separate storage building. Signs shall be posted in Bengali and English at all building entrances. If the factory creates a designated smoking area outside the building, information of these areas will be posted on the signs.	Within 1 month
F-20	Fire Alarm & Detection system	Automatic fire alarm and detection system installation complete which requires detailed review to confirm compliance with NFPA 72 and The RSC Technical Guidelines (Standard). Location: All Building.	Submit the fire alarm system design to RSC for review. Once the design is reviewed, install and modify the fire detection and alarm system throughout the buildings in accordance with review comment, RSC Technical Guidelines (Standard) and NFPA 72. After installation the owner shall conduct internal testing and commissioning and then contact the RSC for witness of final acceptance testing.	Design Review within 2 months and installation within 4 months



F-21	ITM of Fire Alarm & Detection system	Inspection, testing and maintenance for the fire alarm system is not in accordance with NFPA 72 and The RSC Technical Guidelines (Standard).	Inspect, test and maintain the fire alarm system and keep written records on-site, in accordance with NFPA 72 and The RSC Technical Guidelines (Standard) and keep written records on-site	Within 1 month (after installation)
F-22	Fire Protection System (Standpipe and Hose System)	The highest occupied floor of factory building from the grade level are 67 feet. So class-III standpipe and hose system is required for the entire building and is found installed during the inspection. Standpipe and hose system with fire pump installation require detailed review to confirm compliance with NFPA 20 and RSC Technical Guideline (Standard).	Submit the standpipe and hose system drawing and documents to RSC for review. Once reviewed, install or modify the standpipe and hose system throughout the building in accordance with RSC Technical Guideline (Standard) and NFPA 14, 20, 22, and 24. After installation the owner shall contact the RSC for witness of conducting the final acceptance testing of the standpipe and hose system.	Design Review within 2 months and installation within 4 months.
				
F-23	Fire Protection System (ITM of fire pump)	Inspection, testing, and maintenance for the fire pump is not in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the fire pump in accordance with NFPA 20, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)
F-24	Fire Protection System (ITM of Standpipe and Hose System)	Inspection, testing, and maintenance for the Standpipe system is not in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard).	Inspect, test and maintain the standpipe system in accordance with NFPA 14, 25 and RSC Technical Guideline (Standard) and keep written records on-site.	Within 1 month (after installation)

F-25	ITM of Fire Extinguishers	Inspection, testing and maintenance of portable fire extinguishers is not in accordance with NFPA 10.	Inspect, test and maintain the portable fire extinguishers and keep written records onsite, in accordance with NFPA 10 and The RSC Technical Guidelines (Standard).	Within 3 months
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